

**Recognized Obligation Payment Schedule (ROPS 20-21) - Summary**  
**Filed for the July 1, 2020 through June 30, 2021 Period**

**Successor Agency:** Vista

**County:** San Diego

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>20-21A Total (July - December)</b>	<b>20-21B Total (January - June)</b>	<b>ROPS 20-21 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 1,580,574</b>	<b>\$ -</b>	<b>\$ 1,580,574</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	1,580,574	-	1,580,574
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 8,351,483</b>	<b>\$ 3,093,122</b>	<b>\$ 11,444,605</b>
F RPTTF	8,226,483	2,968,122	11,194,605
G Administrative RPTTF	125,000	125,000	250,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 9,932,057</b>	<b>\$ 3,093,122</b>	<b>\$ 13,025,179</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Vista**  
**Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail**  
**July 1, 2020 through June 30, 2021**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$241,766,866		\$13,025,179	\$-	\$-	\$1,580,574	\$8,226,483	\$125,000	\$9,932,057	\$-	\$-	\$-	\$2,968,122	\$125,000	\$3,093,122
6	Relocation Obligations	Bonds Issued After 12/31/10	06/17/2011	09/01/2037	The Depository Trust Company, New York	Bond issue to finance certain agency projects benefitting the 3,806 acre Vista Redevelopment Project Area.	Vista RDA	28,614,832	N	\$941,100	-	-	941,100	-	-	\$941,100	-	-	-	-	-	\$-
8	2005 Vista Hidden Valley Tax Allocation Bonds (TABs) Series A	Bonds Issued On or Before 12/31/10	06/07/2005	09/01/2025	The Depository Trust Company, New York	Bond issue to refund the outstanding 1995 tax allocation bonds for financing a low and moderate income housing project, Vista Hidden Valley Apartments.	Vista RDA	1,109,964	N	\$184,756	-	-	-	184,756	-	\$184,756	-	-	-	-	-	\$-
9	2010 Housing Tax Allocation Bonds (TABs)	Bonds Issued On or Before 12/31/10	03/02/2010	09/01/2037	The Depository Trust Company, New York	Bond issue to increase, improve, and preserve the supply of low and moderate income housing in the City of Vista.	Vista RDA	20,482,270	N	\$1,031,571	-	-	639,474	392,097	-	\$1,031,571	-	-	-	-	-	\$-
10	Bond Administration Services/ Consulting Services	Fees	06/01/1998	09/01/2037	Willdan, Inc, US Bank, Applied Best Practices, Inc.	Bond Continuing Disclosure/Arbitrage Services/Trustee Fees	Vista RDA	510,000	N	\$30,000	-	-	-	15,000	-	\$15,000	-	-	-	15,000	-	\$15,000
11	Development and Disposition Agreement (DDA)	OPA/DDA/ Construction	06/17/1993	09/01/2021	Costco Wholesale	Tax increment reimbursement for financing required infrastructure improvements and community facilities district taxes based upon sales tax revenue generated by the project.	Vista RDA	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
12	Development and Disposition Agreement (DDA)	OPA/DDA/ Construction	03/26/1993	06/30/2022	North County Square	Tax increment reimbursement	Vista RDA	600,000	N	\$300,000	-	-	-	150,000	-	\$150,000	-	-	-	150,000	-	\$150,000
13	Note Payable	OPA/DDA/ Construction	07/01/1993	05/17/2029	North County Square	Pursuant to an Owner Participation, Disposition and	Vista RDA	94,614,572	N	\$400,000	-	-	-	200,000	-	\$200,000	-	-	-	200,000	-	\$200,000

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
						Development Agreement in connection with the acquisition of certain public improvements.																	
14	Development and Disposition Agreement (DDA)	OPA/DDA/ Construction	03/26/ 1993	06/30/2022	Walmart, Inc.	Tax increment reimbursement	Vista RDA	500,000	N	\$250,000	-	-	-	250,000	-	\$250,000	-	-	-	-	-	-	\$-
16	Note Payable	OPA/DDA/ Construction	03/26/ 1993	06/30/2020	Walmart, Inc.	Pursuant to an Owner Participation, Disposition and Development Agreement in connection with a certain property acquisition.	Vista RDA	5,876,959	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-	\$-
40	Asset (Property) Management	Property Maintenance	07/01/ 2015	12/31/2019	Various vendors	Asset preservation/ compliance with leases/ Compliance with code /Management and Maintenance of Agency controlled properties	Vista RDA	250	N	\$250	-	-	-	125	-	\$125	-	-	-	125	-	\$125	
41	Utility services	Property Maintenance	07/01/ 2015	12/31/2018	SDG&E and Vista Irrigation District (VID)	Gas and electric, water and sewer payments related to agency owned properties	Vista RDA	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
43	Contract for professional services/ consulting	Professional Services	04/24/ 2012	03/31/2037	Lance, Soll & Lunghard CPAs	Successor Agency Audit/Financial Reports	Vista RDA	177,000	N	\$7,000	-	-	-	7,000	-	\$7,000	-	-	-	-	-	\$-	
58	Cooperative Agreement with the Successor Agency to the Vista Redevelopment Agency	Admin Costs	07/01/ 2015	12/31/2025	City of Vista	Staffing and Administrative Services	Vista RDA	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000	
59	School District Claims (pending)	Litigation	07/01/ 2015	12/31/2019	San Marcos Unified, San Diego County Office of Education	Letters received claiming errors in pass through calculations	Vista RDA	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
64	Loan Agreement for Approved	RPTTF Shortfall	02/26/ 2013	12/31/2025	City of Vista	Loan Agreement to address shortfall(s) in available RPTTF	Vista RDA	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	ROPS 20-21A (Jul - Dec)					20-21A Total	ROPS 20-21B (Jan - Jun)					20-21B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
	Enforceable Obligations					proceeds																	
65	City Loans (2011-1, 2011-2, 2011-4)	City/County Loan (Prior 06/28/11), Property transaction	02/26/2013	12/31/2025	City of Vista	Loan from City of Vista for pre 2011 Land Acquisitions	Vista RDA	18,454,174	N	\$5,165,994	-	-	-	2,582,997	-	\$2,582,997	-	-	-	2,582,997	-	\$2,582,997	
66	City Loans (2011-3)	City/County Loan (Prior 06/28/11), Property transaction	02/26/2013	12/31/2025	City of Vista	Loan from City of Vista for pre 2011 Land Acquisitions	Vista RDA	3,140,811	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
68	Legal Services Agreement	Legal	07/01/2015	12/31/2019	City of Vista	Defense Costs of Lawsuit filed against SA	Vista RDA	30,000	N	\$10,000	-	-	-	-	-	\$-	-	-	-	10,000	-	\$10,000	
70	Property Disposition Costs	Property Dispositions	07/01/2015	12/31/2019	Various Payees	Consultant, appraisal and related costs for Property Disposition	Vista RDA	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
73	2015 Tax Allocation Bonds Series A	Bonds Issued After 12/31/10	03/04/2015	09/01/2037	The Depository Trust Company, New York	Refund ROPs items #1 through #5 per DOF approval letter dated 12/19/2014	Vista RDA	28,262,455	N	\$1,580,329	-	-	-	1,580,329	-	\$1,580,329	-	-	-	-	-	\$-	
74	2015 Tax Allocation Bonds Series B-1	Bonds Issued After 12/31/10	03/04/2015	09/01/2037	The Depository Trust Company, New York	Refund ROPs items #1 through #5 per DOF approval letter dated 12/19/2014	Vista RDA	38,288,403	N	\$2,733,919	-	-	-	2,733,919	-	\$2,733,919	-	-	-	-	-	\$-	
75	2015 Tax Allocation Bonds Series B-2	Bonds Issued After 12/31/10	03/04/2015	09/01/2025	The Depository Trust Company, New York	Refund ROPs items #1 through #5 per DOF approval letter dated 12/19/2014	Vista RDA	785,176	N	\$130,260	-	-	-	130,260	-	\$130,260	-	-	-	-	-	\$-	
76	Legal Services Agreement	Legal	07/01/2016	06/30/2019	City of Vista	Defense Costs of Lawsuit filed against SA		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-	
77	Legal Defense Agreement	Legal	01/24/2018	12/31/2019	City of Vista	Defense Costs of Lawsuit filed against SA - Case No. 37-2017-00019775-CU-WM-CTL		70,000	N	\$10,000	-	-	-	-	-	\$-	-	-	-	10,000	-	\$10,000	

**Vista**  
**Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances**  
**July 1, 2017 through June 30, 2018**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H	
ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)		Fund Sources					Comments	
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF		
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin		
1	<b>Beginning Available Cash Balance (Actual 07/01/17)</b> RPTTF amount should exclude "A" period distribution amount.	2,032,269	14,728,553	862,639	960,429	1,457,220		
2	<b>Revenue/Income (Actual 06/30/18)</b> RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller	(1,025,854)	(1,439,105)		677,103	11,183,610		
3	<b>Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)</b>				56,958	9,910,292		
4	<b>Retention of Available Cash Balance (Actual 06/30/18)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			862,639		1,457,220		
5	<b>ROPS 17-18 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC		No entry required					
6	<b>Ending Actual Available Cash Balance (06/30/18)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$1,006,415	\$13,289,448	\$-	\$1,580,574	\$1,273,318		

**Vista**  
**Recognized Obligation Payment Schedule (ROPS 20-21) - Notes**  
**July 1, 2020 through June 30, 2021**

Item #	Notes/Comments
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